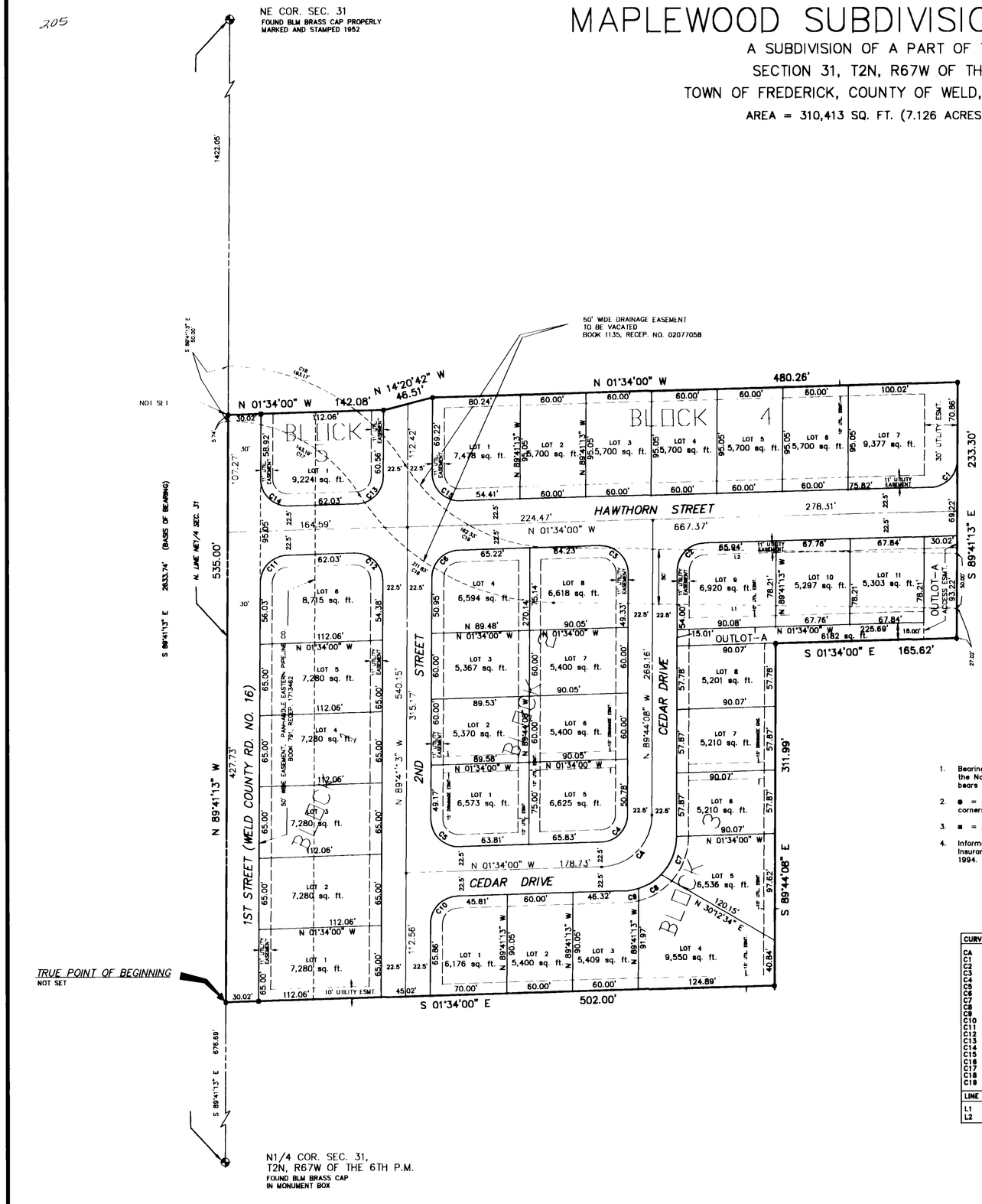
ENV # 4288

2512205 B-1568 P-308 09/24/96 01:10P PG 1 OF 1 REC DOC
Weld County CO JA Suki Tsukamoto Clerk & Recorder 11.00

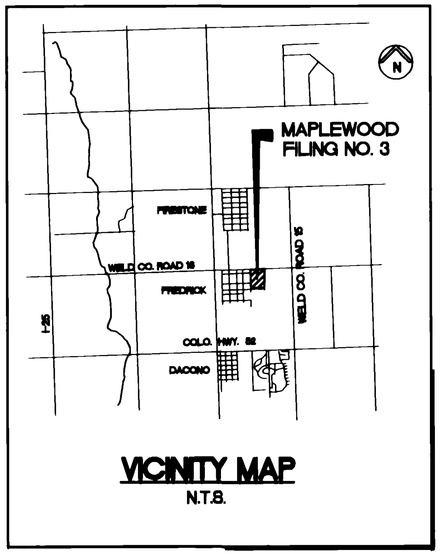
205

MAPLEWOOD SUBDIVISION FILING NO. 3

A SUBDIVISION OF A PART OF THE NE1/4 OF
SECTION 31, T2N, R67W OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
AREA = 310,413 SQ. FT. (7.126 ACRES), MORE OR LESS.



SCALE: 1"=50'



VICINITY MAP
N.T.S.

NOTES

1. Bearings shown on the accompanying plat are based on the assumption that the North line of the NE1/4 of Section 31, T2N, R67W of the 6th P.M., bears S 89°41'13" E as monumented and shown hereon.
2. ● = #5 Rebar w/ 1-1/2" alum. cap marked "PLS 25614" at all exterior boundary corners unless noted "NOT SET".
3. ■ = #5 Rebar w/ 1-1/2" alum. cap marked "PLS 25614" .
4. Information pertaining to easements is based on Commonwealth Land Title Insurance Company Commitment No. F917072. Effective Date December 16, 1994.

CURVE / LINE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
CA	73.09'	88°10'08"	47.50'	46.01'	S45°39'04"E	66.09'
C1	38.45'	88°07'13"	25.00'	24.19'	S45°37'36"E	34.77'
C2	38.47'	88°10'08"	25.00'	24.21'	S45°39'04"E	34.78'
C3	40.07'	91°49'52"	25.00'	25.81'	N44°20'56"E	35.92'
C4	38.47'	88°10'08"	25.00'	24.21'	S45°39'04"E	34.78'
C5	40.09'	91°52'47"	25.00'	25.83'	N44°22'23"E	35.93'
C6	38.45'	88°07'13"	25.00'	24.19'	S45°37'37"E	34.77'
C7	38.47'	44°05'04"	50.00'	20.24'	S67°41'36"E	37.53'
C8	24.55'	28°08'09"	50.00'	12.53'	S31°35'00"E	24.31'
C9	13.92'	15°58'55"	50.00'	7.00'	N08°32'28"W	13.87'
C10	38.45'	88°07'13"	25.00'	24.19'	S45°37'37"E	34.77'
C11	38.45'	88°07'13"	25.00'	24.19'	S45°37'37"E	34.77'
C12	40.09'	91°52'47"	25.00'	25.83'	N44°22'23"E	35.93'
C13	38.45'	88°07'13"	25.00'	24.19'	S45°37'37"E	34.77'
C14	40.09'	91°52'47"	25.00'	25.83'	N44°22'23"E	35.93'
C15	40.09'	91°52'47"	25.00'	25.83'	N44°22'23"E	35.93'
C16	211.83'	56°43'21"	213.97'	115.51'	N28°13'13"E	203.28'
C17	143.19'	56°35'34"	144.97'	78.04'	N28°17'08"E	137.44'
C18	193.17'	56°45'58"	194.97'	105.34'	S28°11'54"W	185.36'
C19	182.33'	56°43'21"	183.97'	98.51'	S28°13'13"W	175.78'

LINE					DIRECTION	DISTANCE
L1					N00°51'32"E	388.82'
L2					S00°51'32"W	388.35'

BOARD OF TRUSTEES APPROVAL

Approved by the board of trustees this 22ND day of AUGUST 1996. All dedications are hereby accepted on behalf of the public. This approval does not constitute acceptance of responsibility by the Town of Construction of any streets, highways, alleys, bridges, right-of-way or any other improvements designated on this plat.

Edward J. Tagliente
Mayor

Karen Brikosh
Notary Public

CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that Hepp Investors, LLC, a Colorado partnership, being owner(s) of that part of the Northeast One Quarter of Section 31, Township 2 North, Range 67 West of the 6th Principal Meridian, Town of Frederick, County of Weld, State of Colorado, being more particularly described as follows:

Considering the north line of the Northeast Quarter of said Section 31 as bearing S 89°41'13" E, and with all bearings contained herein relative thereto.
COMMENCING at the North One Quarter Corner of said Section 31; thence S 89°41'13" E, 676.69' to the TRUE POINT OF BEGINNING; thence S 01°34'00" E, 502.00'; Thence S 89°44'08" E, 311.99'; Thence S 01°34'00" E, 165.62'; Thence S 89°41'13" E, 233.30'; Thence N 01°34'00" W, 480.26'; Thence N 14°20'42" W, 46.51'; Thence N 1°34'00" W, 142.08' to the north line of the Northeast Quarter of said Section 31; Thence N 89°41'13" W, 535.00' along the north line of the NE1/4 of said Section 31 to the POINT OF BEGINNING;
Said parcel containing 310,413 square feet or 7.126 acres more or less;

Have by these presents laid out, and surveyed as Maplewood Subdivision Filing No. 3, and do hereby dedicate and convey to the Town for public use forever hereafter the streets, alleys, public walkways, parks and open spaces as are laid out and designated on this plat, and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities are as laid out and designated on this plat, witness our hands and seals this 14 Day of AUGUST 1996 A.D. 1996.

Chuck Hepp
Chuck Hepp for Hepp Investors, LLC

NOTARY

The foregoing instrument was acknowledged before me this 14 Day of August 1996 by Chuck Hepp, of Hepp Investors, L.L.C.

Witness my hand and official seal.
My commission expires: 07-25-98

Notary Public

SURVEYOR'S CERTIFICATE

I, Kim A. Albers, a Registered Professional Land Surveyor in the State of Colorado do hereby certify that the survey represented by this plat was made under my personal supervision and checking. I further certify that the survey and this plat complies with all applicable rules, regulations, and laws of the State of Colorado, State Board of Registration for Professional Engineers and Professional Land Surveyors, and Weld County.

Kim A. Albers
Colorado Registered Professional Land Surveyor No. 25614

Date: 8-7-96

COLORADO REGISTERED KIM A. ALBERS 25614 PROFESSIONAL LAND SURVEYOR

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Weld County at _____ ___M., on the _____ Day of _____A.D. 1992 in Book _____, Page _____, Map _____, Reception No. _____.

County Clerk and Recorder Deputy

Fees _____

ALBERS, DIEDEL & POHLY, INC.
A Full Service Land Surveying Company
709 3rd Avenue, Longmont, Colorado 80501 Telephone: (303) 682-1131

DATE: MAY 30, 1996	DRAWN BY: KAA / FND	JOB NO: 27-0
SCALE: 1"=50'	CHECKED BY: KAA	DRAWING NO:
REVISIONS DATE/BY:	REVISIONS DATE/BY:	REVISIONS DATE/BY:

C:\JOBS\MAPLEWO\MAPLA*2 Tue Aug 13 09:42:18 1996 Swift & assoc.